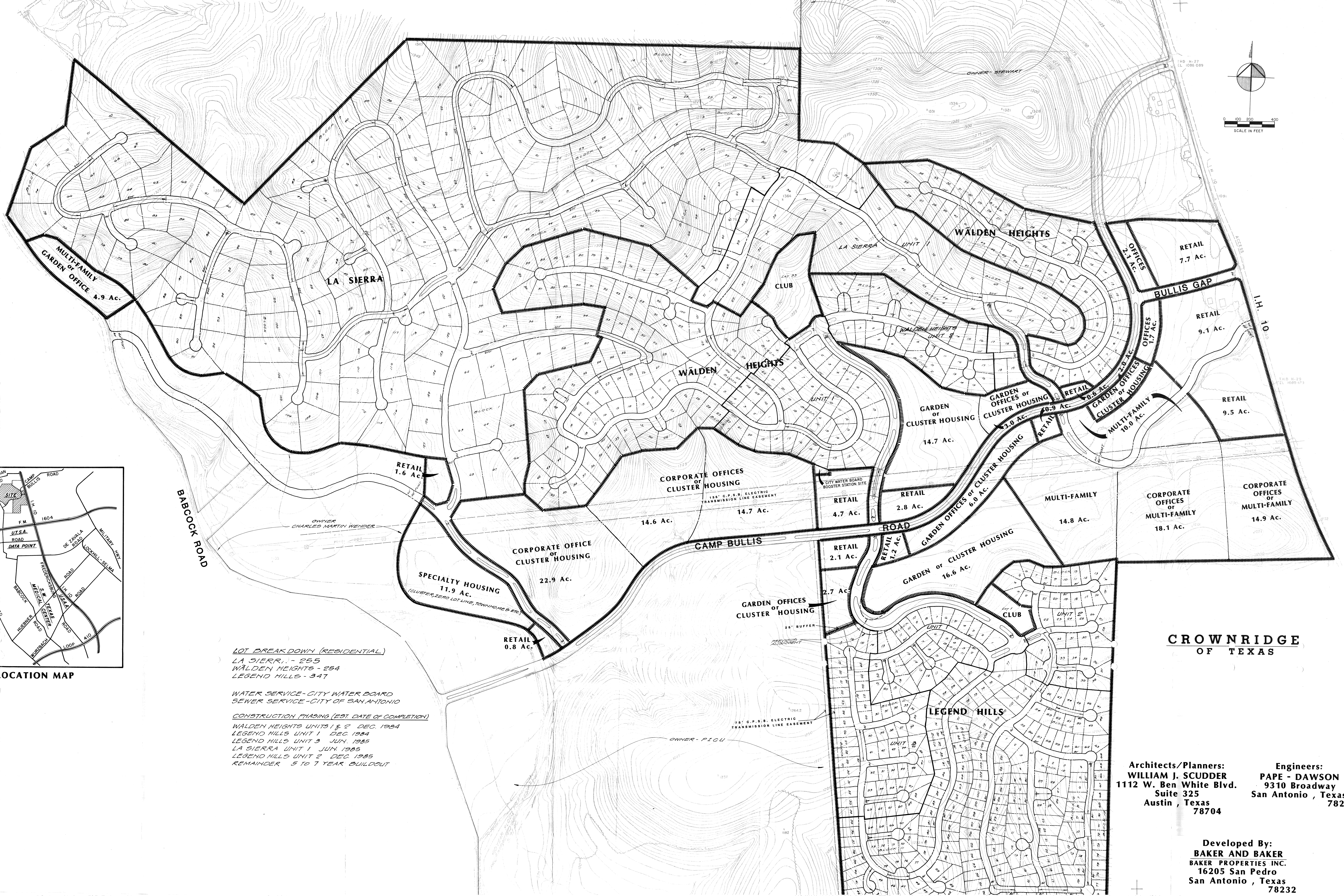
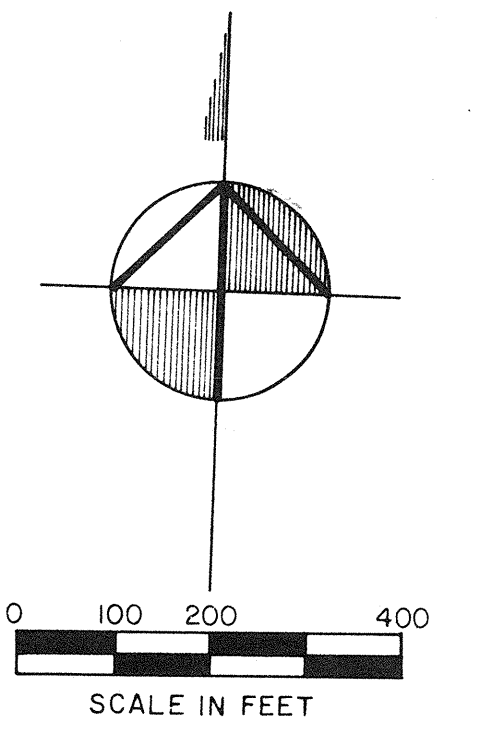


LOCATION MAP

LOT BREAKDOWN (RESIDENTIAL)  
LA SIERRA - 255  
WALDEN HEIGHTS - 254  
LEGEND HILLS - 347

WATER SERVICE - CITY WATER BOARD  
SEWER SERVICE - CITY OF SAN ANTONIO

CONSTRUCTION PHASING (EST. DATE OF COMPLETION)  
WALDEN HEIGHTS UNITS 1 & 2 DEC. 1984  
LEGEND HILLS UNIT 1 DEC. 1984  
LEGEND HILLS UNIT 3 JUN. 1985  
LA SIERRA UNIT 1 JUN. 1985  
LEGEND HILLS UNIT 2 DEC. 1985  
REMAINDER 5 TO 7 YEAR BUILDOUT



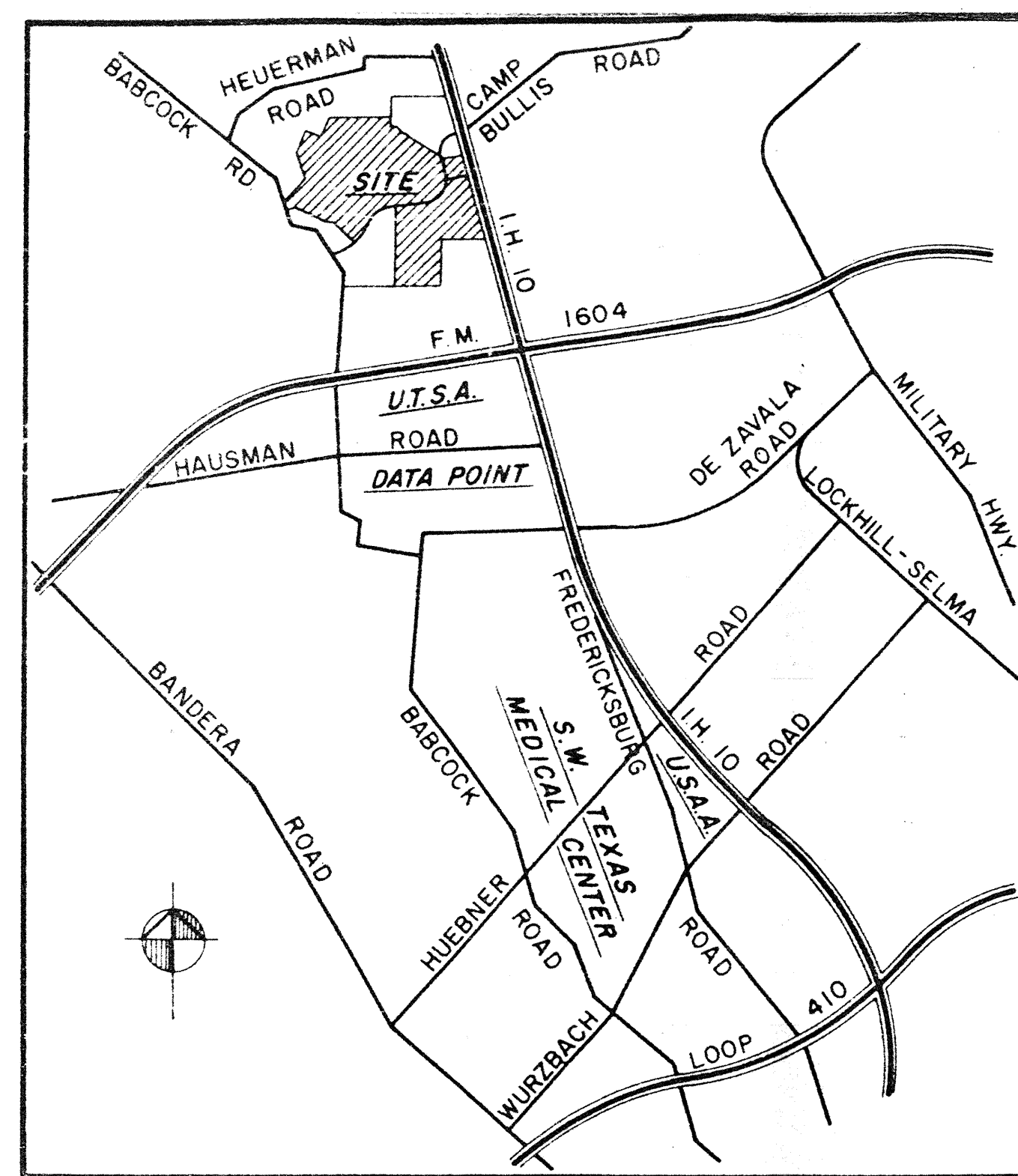
**CROWNRISE**  
OF TEXAS

Architects/Planners:  
**WILLIAM J. SCUDDER**  
1112 W. Ben White Blvd.  
Suite 325  
Austin, Texas 78704

Engineers:  
**PAPE - DAWSON**  
9310 Broadway  
San Antonio, Texas 78217

Developed By:  
**BAKER AND BAKER**  
BAKER PROPERTIES INC.  
16205 San Pedro  
San Antonio, Texas 78232

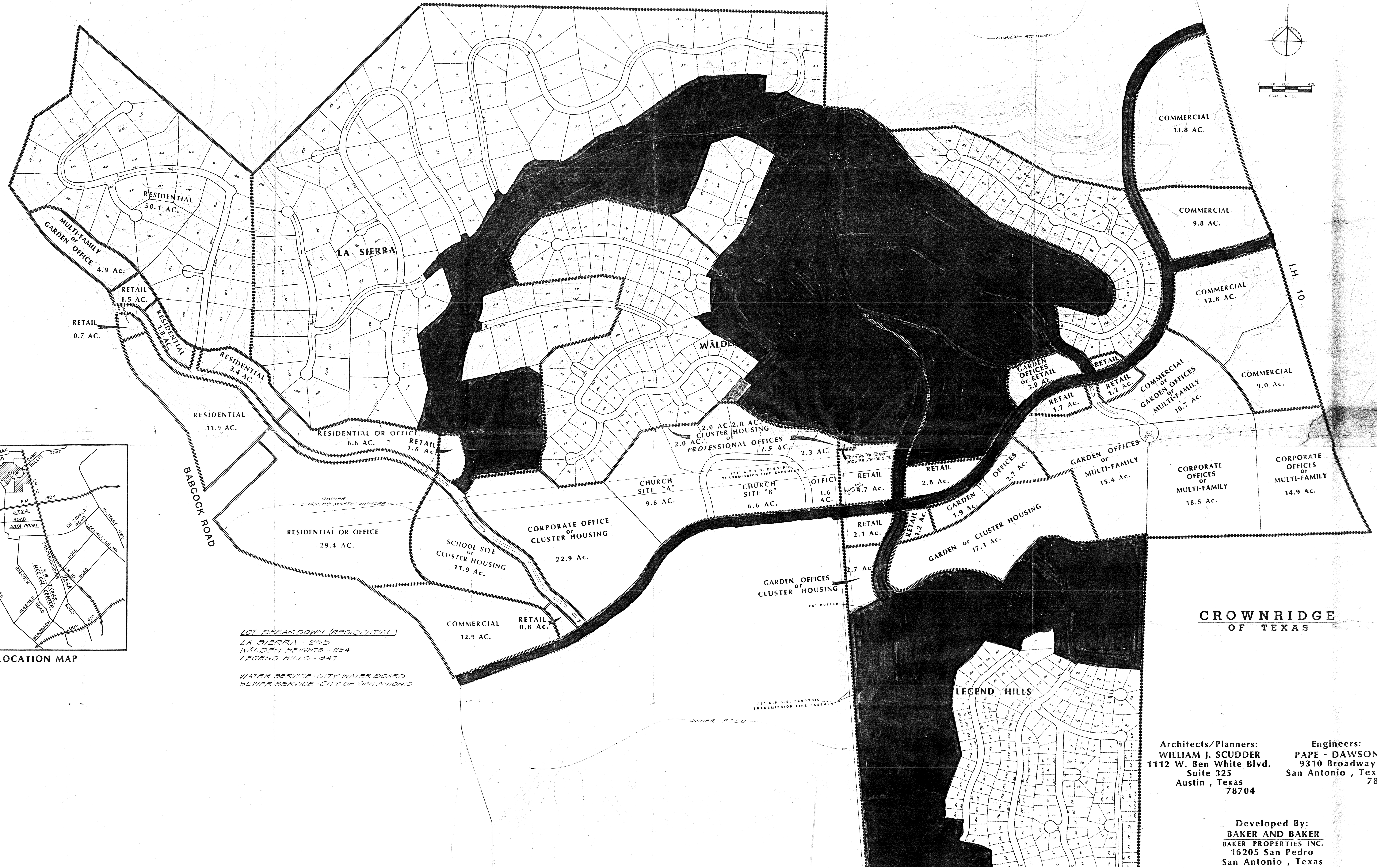




LOCATION MAP

*LOT BREAKDOWN (RESIDENTIAL)*  
LA SIERRA - 255  
WALDEN HEIGHTS - 254  
LEGEND HILLS - 347

*WATER SERVICE - CITY WATER BOARD  
SEWER SERVICE - CITY OF SAN ANTONIO*



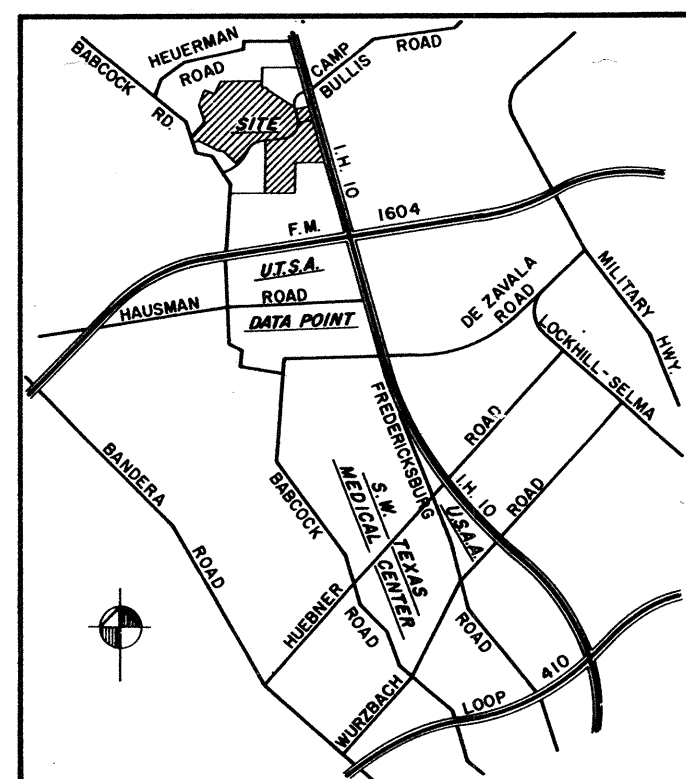
**CROWNRISE  
OF TEXAS**

Architects/Planners:  
**WILLIAM J. SCUDDER**  
1112 W. Ben White Blvd.  
Suite 325  
Austin, Texas  
78704

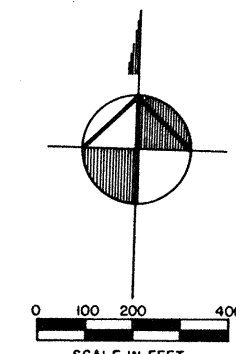
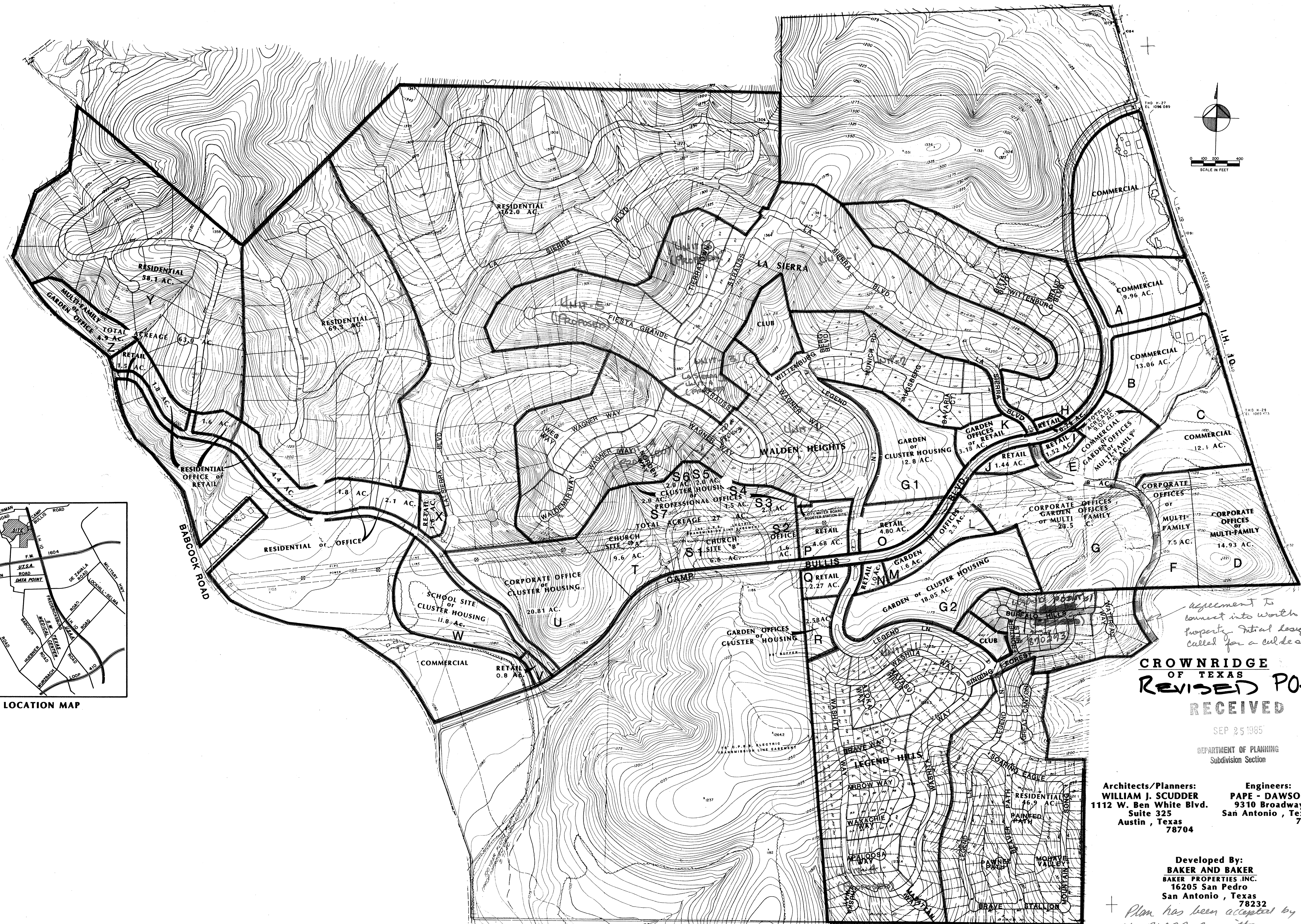
Engineers:  
**PAPE - DAWSON**  
9310 Broadway  
San Antonio, Texas  
78217

Developed By:  
**BAKER AND BAKER**  
BAKER PROPERTIES INC.  
16205 San Pedro  
San Antonio, Texas





LOCATION MAP



agreement to connect into worth property. Initial design called for a cul-de-sac.

**CROWNIDGE OF TEXAS**  
**REVISED ROADP**  
**RECEIVED**

SEP 25 1985

DEPARTMENT OF PLANNING  
Subdivision Section

Architects/Planners:  
**WILLIAM J. SCUDDER**  
1112 W. Ben White Blvd.  
Suite 325  
Austin, Texas 78704

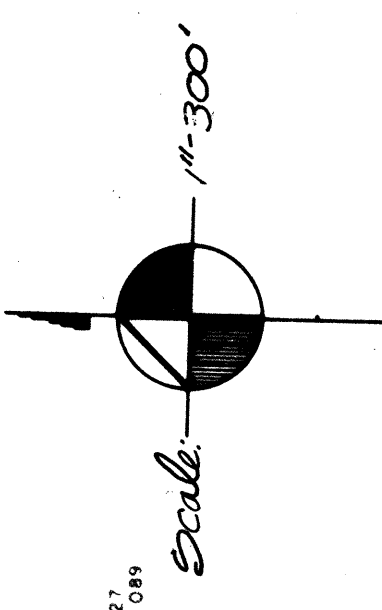
Engineers:  
**PAPE - DAWSON**  
9310 Broadway  
San Antonio, Texas 78217

Developed By:  
**BAKER AND BAKER**  
BAKER PROPERTIES INC.  
16205 San Pedro  
San Antonio, Texas 78232

Plan has been accepted by  
the ROADP Committee  
date Sept. 27, 1985  
Signed By Commissioner #64

Copy sent to  
Eng. 9/27/85  
By





APPROXIMATE LIMITS OF 100 YEAR FLOOD  
RAIN AS SHOWN ON FEMA FLOOD INSURANCE  
RATE MAP COMMUNITY PANEL NUMBER  
480035 0180C, DATED, JULY 17, 1980,  
BEXAR COUNTY, TEXAS

R.O.W. VARIES  
H. 100

# CROWNBRIDGE OF TEXAS

PRELIMINARY OVERALL  
AREA DEVELOPMENT PLAN  
POADP # 64

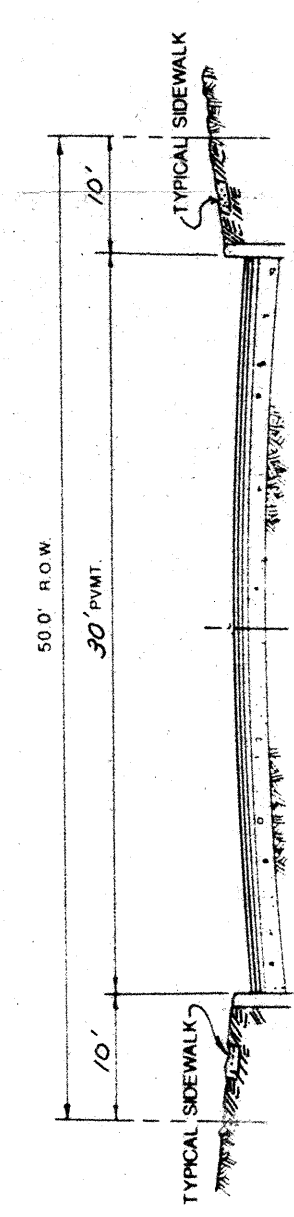
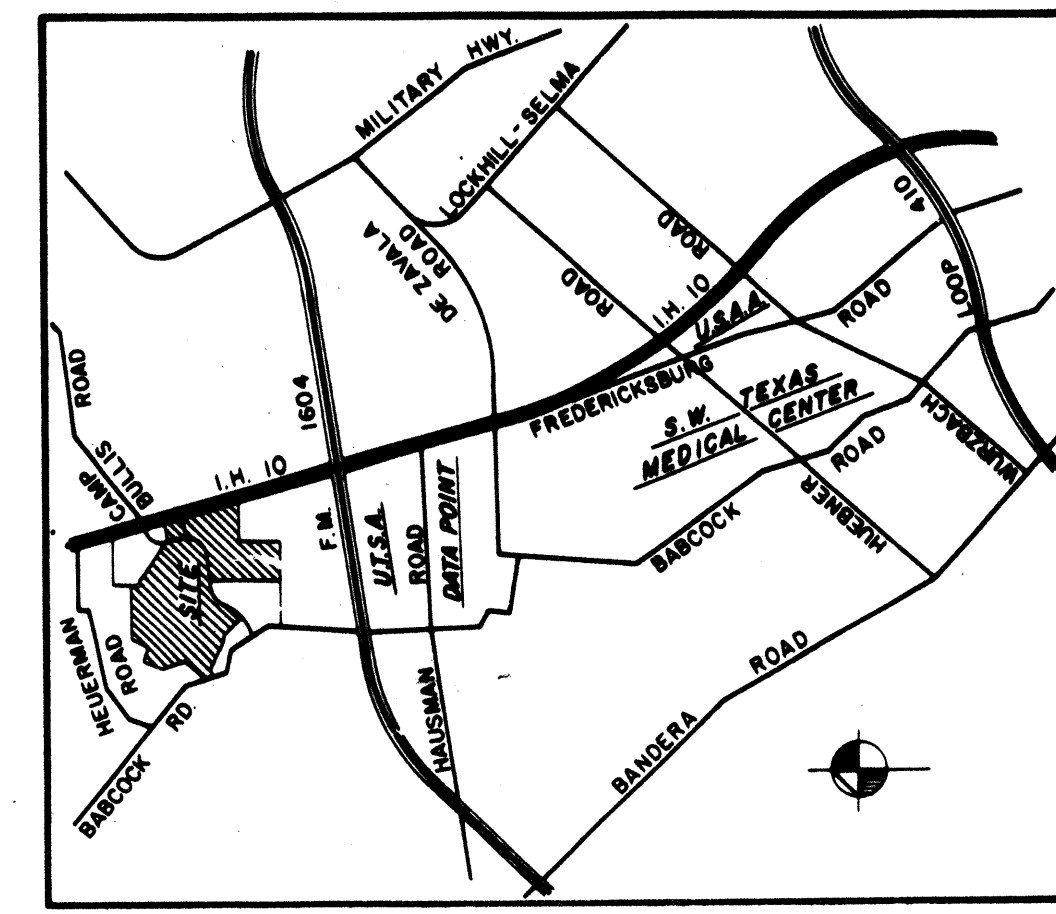
P-1  
McDONOUGH, P. JR.  
1221 SOUTH MAIN STE. #200  
BOERNE TX 78008  
DEVELOPMENT: UNKNOWN

OWNER: CAMP BULLS LTD.  
1807 S. CAMP BULLS RD.  
SAN ANTONIO TX 78232  
PHONE NO. 210/494-2555

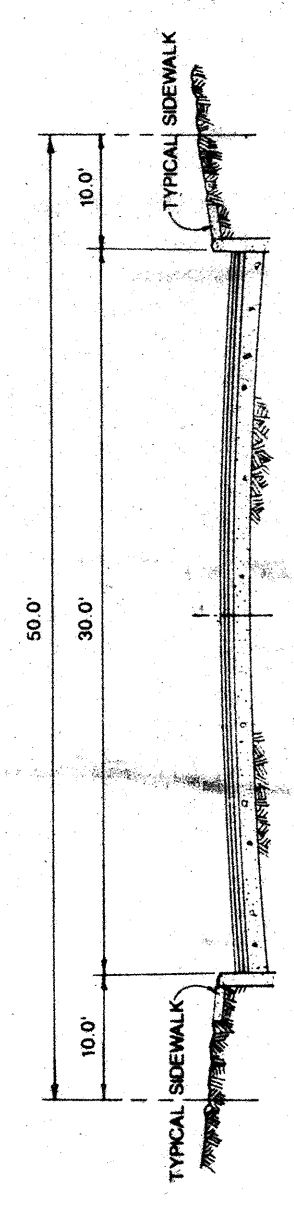
PREPARED BY: # 64

DATE: MARCH 1995

JOB NO. 308705



TYPICAL STREET SECTION



TYPICAL STREET SECTION

P-1A  
C/O USSA REAL ESTATE CO.  
LA CANTERA DEVELOPMENT CO.  
8000 FREDERICKSBURG RD.  
SAN ANTONIO TX 78230  
DEVELOPMENT: UNKNOWN

LA CANTERA DEVELOPMENT CO.  
9800 FREDERICKSBURG RD.  
SAN ANTONIO TX 78238  
DEVELOPMENT: UNKNOWN

LEGEND HILLS UNIT-7  
PLAT NO. 910886  
SEPT. 1994  
B.G.L. PARTNERSHIP  
711 N. MARCO 6TH FLOOR  
SAN ANTONIO TX 78205  
DEVELOPMENT: UNKNOWN

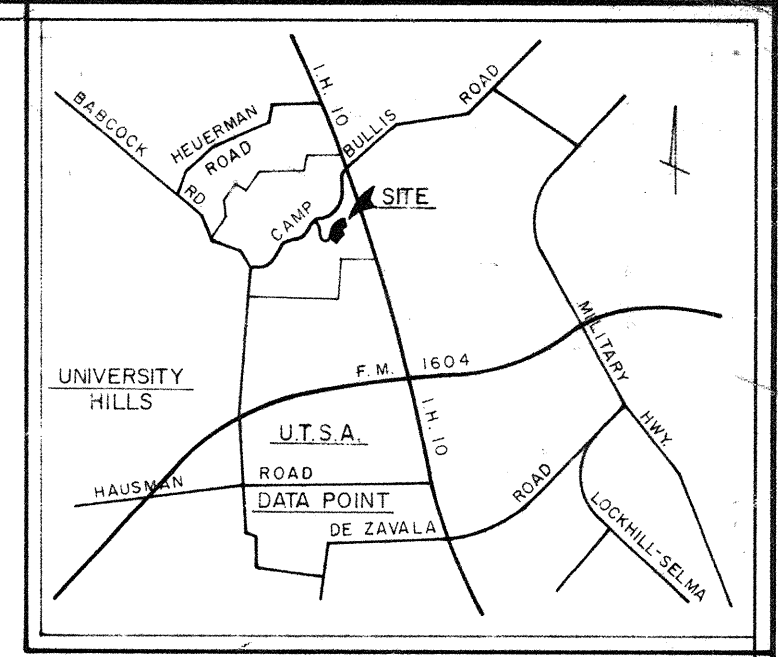
P-11  
CROWNBRIDGE LTD.  
8023 VANTAGE DR. STE. #110  
SAN ANTONIO TX 78230  
DEVELOPMENT: UNKNOWN

P-2  
FARM & HOME SAVINGS ASSOC.  
615 E. M. LOOP #10  
SAN ANTONIO TX 78230  
DEVELOPMENT: UNKNOWN

DEVELOPMENT: UNKNOWN  
SAN ANTONIO TX 78230  
FARM & HOME SAVINGS ASSOC.  
615 E. M. LOOP #10  
SAN ANTONIO TX 78230

DEVELOPMENT: UNKNOWN  
SAN ANTONIO TX 78230  
C/O USSA REAL ESTATE CO.  
LA CANTERA DEVELOPMENT CO.  
8000 FREDERICKSBURG RD.  
SAN ANTONIO TX 78230





CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TAN
C1	90°00'00"	25.00	39.27	25.00
C2	38°57'40"	293.00	199.24	103.64
C3	28°50'56"	700.00	315.80	160.64
C4	136°58'02"	125.00	298.82	317.07
C5	67°58'26"	600.00	711.82	404.51
C6	24°29'53"	400.00	171.03	86.84
C7	78°35'40"	45.00	61.73	36.83
C8	41°55'36"	50.00	36.59	19.16
C9	83°51'12"	75.00	109.76	67.36
C10	88°01'32"	15.00	17.81	10.12
C11	34°55'45"	140.00	85.35	44.05
C12	93°50'33"	225.00	368.52	240.62
C13	28°40'19"	786.00	393.33	200.87
C14	38°57'40"	207.00	140.76	73.22
C15	140°03'17"	225.00	549.99	619.10
C16	73°53'04"	450.00	580.29	338.39
C17	22°17'41"	314.00	122.18	61.87
C18	103°36'32"	25.00	45.21	31.77
C19	20°48'59"	400.00	145.39	73.47
C20	68°45'18"	220.00	264.00	150.51
C21	10°58'35"	475.00	91.00	45.64
C22	35°52'03"	340.00	212.84	110.04
C23	12°08'39"	390.00	62.66	41.49
C24	84°19'55"	15.00	25.08	13.59
C25	46°34'03"	30.00	24.38	12.91
C26	27°08'08"	50.00	238.36	
C27	12°07'13"	390.00	82.50	41.40
C28	10°49'09"	525.00	99.14	49.72
C29	89°50'34"	15.00	23.52	14.96
C30	90°00'00"	15.00	23.56	15.00
C31	68°45'18"	170.00	304.00	116.30
C32	24°48'42"	350.00	51.57	76.99
C33	67°59'45"	90.00	106.61	60.70
C34	74°04'46"	15.00	19.61	11.49
C35	10°07'27"	340.00	60.08	30.12
C36	28°01'55"	183.00	183.79	93.80
C37	29°12'24"	357.00	181.98	93.01
C38	07°50'55"	390.00	53.42	26.75
C39	02°50'22"	340.00	46.57	23.32
C40	48°29'22"	200.57	200.57	106.73
C41	02°01'32"	340.00	12.02	6.01

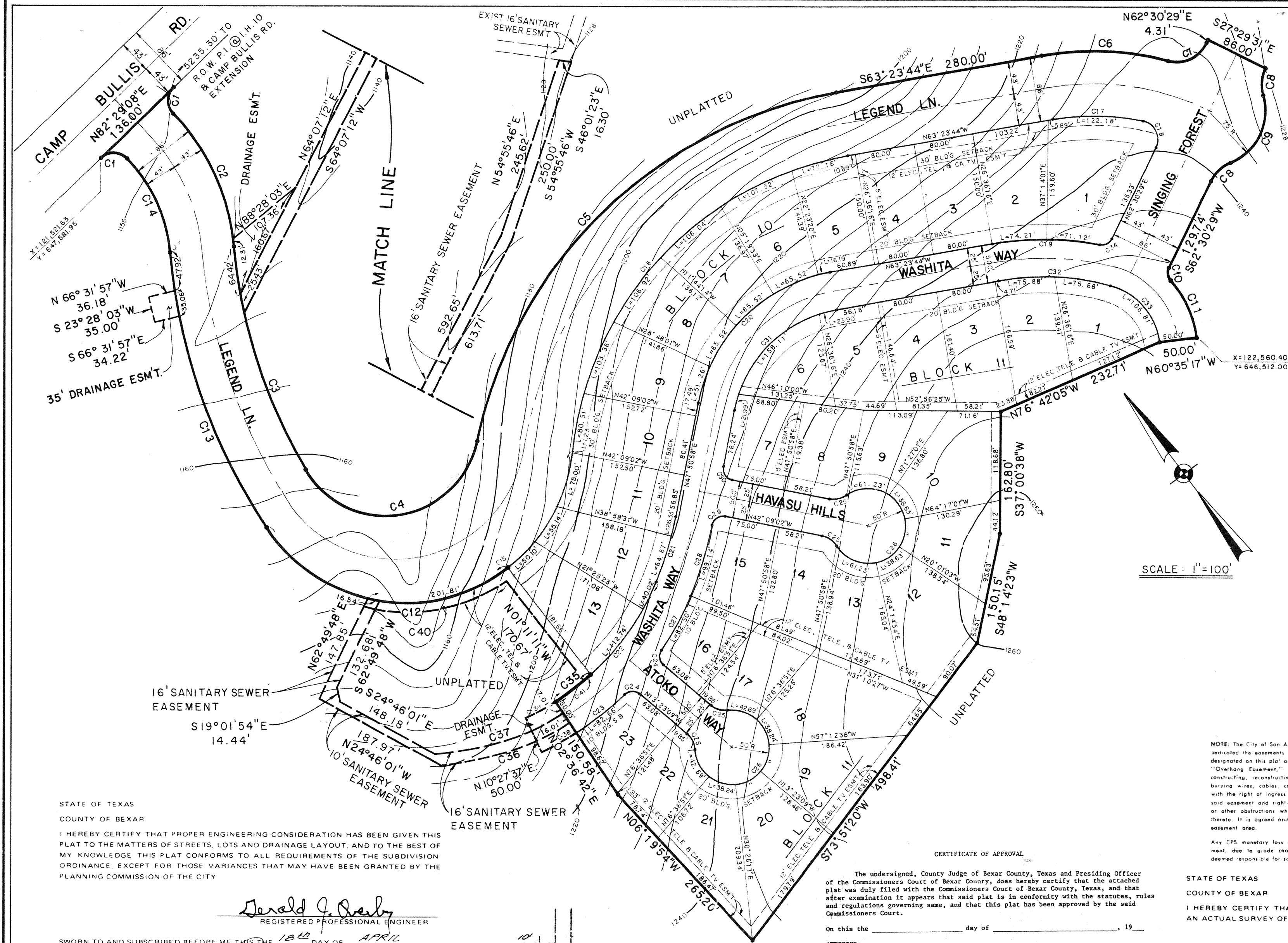
NOTE: The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights of way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhead Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right of way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereon. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alterations.

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND,

*Donald J. Davis*  
REGISTERED PUBLIC SURVEYOR  
SWORN TO AND SUBSCRIBED BEFORE ME THIS 18th DAY OF APRIL  
A. D. 1984  
*Richard Olivarez*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR  
COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY  
THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_ DAY OF \_\_\_\_  
A. D. \_\_\_\_, AT \_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_ DAY OF \_\_\_\_  
A. D. \_\_\_\_, AT \_\_\_\_ M. IN THE RECORDS OF \_\_\_\_  
OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_ ON PAGE \_\_\_\_  
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_ A. D. \_\_\_\_  
COUNTY CLERK, BEXAR COUNTY, TEXAS  
BY: \_\_\_\_, DEPUTY

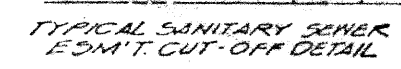


STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY

*Sherald J. Davis*  
REGISTERED PROFESSIONAL ENGINEER  
SWORN TO AND SUBSCRIBED BEFORE ME THIS 18th DAY OF APRIL  
A. D. 1984  
*Richard Olivarez*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR  
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER - COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER *Jesse A. Baker*  
DULY AUTHORIZED AGENT  
STATE OF TEXAS  
COUNTY OF BEXAR  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JESSE A. BAKER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF APRIL  
A. D. 1984  
*Richard Olivarez*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS



SUBDIVISION PLAT OF  
**LEGEND HILLS, UNIT-1**

BEING 18.120 ACRES OUT OF THE CHARLES H. SEIDENSCHNUR SURVEY NO. 410, ABSTRACT NO. 1222, COUNTY BLOCK 4725, BEXAR COUNTY, TEXAS.

THIS PLAT OF LEGEND HILLS, UNIT-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A. D. 19\_\_

BY: \_\_\_\_, CHAIRMAN  
BY: \_\_\_\_, SECRETARY

# 64







INFORMATION SHEET FOR  
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN  
(P.O.A.D.P.)

FILE NO. 85-12-64-08  
(To be assigned by the Planning Dept.)

Crownridge POADP  
P.O.A.D.P. NAME

NAME OF DEVELOPER/SUBDIVIDER	ADDRESS	PHONE NO.
<u>Pape &amp; Dawson</u>		
NAME OF CONSULTANT	ADDRESS	PHONE NO.

GENERAL LOCATION OF SITE Along the west R.O.W. line of I-10, with the intersection of Camp Bullis Rd.

EXISTING ZONING (If Applicable) O.C.C.

PROPOSED WATER SERVICE	PROPOSED LAND USE	PROPOSED SEWER SERVICE
<input checked="" type="checkbox"/> City Water Board	<input checked="" type="checkbox"/> Single Family	<input checked="" type="checkbox"/> City of San Antonio
<input type="checkbox"/> Other District _____ Name	<input type="checkbox"/> Duplex	<input type="checkbox"/> Other System _____ Name
<input type="checkbox"/> Water Wells	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Septic Tank(s)
	<input type="checkbox"/> Business	
	<input type="checkbox"/> Industrial	

DATE FILED June 10, 1985

REVISIONS FILED: \_\_\_\_\_  
(if applicable)

DUE DATE OF RESPONSE \_\_\_\_\_  
(Within 20 working days of receipt)

DATE OF RESPONSE \_\_\_\_\_  
(Within 15 working days of receipt)

(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

REVIEWED BY STAFF ON \_\_\_\_\_  
COMMENTS: \_\_\_\_\_

NEEDED INFORMATION:

INFORMATION REQUESTED: The POADP as an overview of the developer's projected land use shall include, at least the following information:

- \_\_\_\_\_ (a) perimeter property lines;
- \_\_\_\_\_ (b) name of the plan and the subdivisions;
- \_\_\_\_\_ (c) scale;
- \_\_\_\_\_ (d) proposed land use(s) by location and type;
- \_\_\_\_\_ (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems; sidewalks, lanes, paths, etc.);
- \_\_\_\_\_ (f) the proposed source and type of sewage disposal and water supply;
- \_\_\_\_\_ (g) contour lines at no greater than ten (10) foot intervals;
- \_\_\_\_\_ (h) projected sequence of phasing;
- \_\_\_\_\_ (i) existing and/or proposed zoning classification(s);
- \_\_\_\_\_ (j) known ownership and proposed development of adjacent undeveloped land; and
- \_\_\_\_\_ (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP.

DISTRIBUTION: TRAFFIC \_\_\_\_\_ TRANSPORTATION STUDY OFFICE \_\_\_\_\_

COMMENTS: \_\_\_\_\_





# CITY OF SAN ANTONIO

P. O. BOX 3086  
SAN ANTONIO, TEXAS 78285

Date: July 9, 1984

Applicant: Pape-Dawson Engineering  
Mr. John K. Rinehardt  
Address: 8310 Broadway  
San Antonio, Texas 78217

Re: Crownridge ☐ Preliminary Plan  
File #: 83-12-64-08 ☒ P.O.A.D.P. (Revision dated  
June 26, 1984)

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

- (X) meets the P.O.A.D.P. requirements
- ( ) does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations.
- |               |               |               |
|---------------|---------------|---------------|
| ( ) 36-20D(a) | ( ) 36-20D(e) | ( ) 36-20D(i) |
| ( ) 36-20D(b) | ( ) 36-20D(f) | ( ) 36-20D(j) |
| ( ) 36-20D(c) | ( ) 36-20D(g) | ( ) 36-20D(k) |
| ( ) 36-20D(d) | ( ) 36-20D(h) | ( ) _____     |
- ( ) is in general compliance with the Subdivision Regulations
- ( ) lacks compliance with the Subdivision Regulations regarding:
- |  |                                   |
|--|-----------------------------------|
| ( ) Street layout                        | ( ) Low density lots              |
| ( ) Relation to adjoining street system  | fronting onto major thoroughfares |
| ( ) Stub streets                         | ( ) 24' alley(s)                  |
| ( ) Street jogs or intersections         | (X) <u>Street Grades</u>          |
| ( ) Dead-end streets                     | _____                             |
| (X) Cul-de-sac streets in excess of 500' | _____                             |
- ( ) See annotations/comments on attached copy of your plan.
- (X) Comments: It is noted that any platting activity occurring along Babcock Road will require dedication for future street widening in accordance with the Major Thoroughfare Plan.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

By Frederic L. Linder





# CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO, TEXAS 78285

Applicant: Pape & Dawson Eng. Co.  
Attn: Nat Hardy  
Address: 9310 Broadway  
San Antonio, Tex 78217

June 17, 1985

Re: Crownridge

File #: 85-12-64-08

☐ Preliminary Plan  
☒ P.O.A.D.P.

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

- (X) is in general compliance with the Subdivision Regulations
- ( ) lacks compliance with the Subdivision Regulations regarding:
  - ( ) Street layout
  - ( ) Relation to adjoining street system
  - ( ) Stub streets
  - ( ) Street jogs or intersections
  - ( ) Dead-end streets
  - ( ) Cul-de-sac streets in excess of 500'
  - ( ) Low density lots fronting onto major thoroughfares
  - ( ) 24' alley(s)
  - ( ) \_\_\_\_\_
  - ( ) \_\_\_\_\_
  - ( ) \_\_\_\_\_
- ( ) See annotations/comments on attached copy of your plan.
- (X) Comments: The POADP Committee has reviewed and accepted your latest revised plan. Your subdivision units may be submitted.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

Michael C. O'Neal  
Planning Administrator  
Dept. of Planning

sm





# CITY OF SAN ANTONIO

April 14, 1995

Mr. Sam Dawson, P.E.  
Pape-Dawson Engineers  
9310 Broadway, Bldg II  
San Antonio, Texas, 78217

RE: Revised Crownridge Subdivision POADP #64

Mr. Dawson:

The City Staff Development Review Committee has reviewed your revised Crownridge Subdivision Preliminary Overall Area Development Plan #64. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Although your plan was accepted, please note that the sixty (60) foot strip north of La Cantera Parkway will need to conform to collector standards if used as a roadway in the future. It is our understanding that this strip of land is owned by the applicant.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)207-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

*D Pasley by RV*

David W. Pasley, AICP  
Director of Planning  
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer

PLANNING DEPARTMENT • P. O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966  
TEL: (210) 207-7900 TDD: (210) 207-7911 FAX: (210) 207-4441





# CITY OF SAN ANTONIO

SAN ANTONIO, TEXAS 78285

October 17, 1983

Pape-Dawson Engineering  
Mr. Leslie A. Heinen  
9310 Broadway  
San Antonio, Texas 78217

Re: Crownridge

Dear Mr. Heinen:

Please be advised that the review for the Crownridge proposal (File #83-12-64-08) has been completed. The proposed scheme was jointly reviewed by Traffic Engineering and Planning staff. Analysis of the street plan concludes that the planned proposal is in general compliance with the requirements set forth in Chapter 36 of the City Code.

Staff review was centered on the proposed 86' facility described on the plan as Unit-1C since the plat of Unit-1 is already approved. Nevertheless, it will be necessary to submit a P.O.A.D.P. for review once the design work for those areas noted unplanned are completed.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,

Roland A. Lozano  
Director of Planning

RAL/EG/sm  
cc: Dean Chadwick, Traffic Engineering



SEP 25 1985

Replat and Subdivision Plat  
Status

Crownridge Unit-3 Subdivision  
Subdivision Name

85-412  
File No.

Subdivider: Charles M. Wender and Bruce W. Baker  
Engineer: Pape-Dawson Engineers by Eduardo Descamp  
Date Filed with  
Planning Commission: September 3, 1985

Location: Along the northwest R.O.W. line of Camp Bullis Road 2,758.78' southeast of its intersection with Legend Lane.

Services Available: Water: City of San Antonio  
Sewer: City of San Antonio

Zoning. Outside the city limits.

Plat is in accordance with P.O.A.D.P. reviewed on June 17, 1985.

#### APPLICANT'S PROPOSAL

Plat 4,760 linear feet of new street(s) (20.96 acres).

#### DISCUSSION:

The Department of Public Works has cited Section 36-10(R) Exhibit A, Item B,2,C, regarding street grades. The applicants' engineer has submitted a request for variance to this requirement. The streets section of the Department of Public Works offers no objections towards the granting of the variance as noted in their attached response.

Staff notes that a Flood Plain Development Permit was issued and approved on September 12, 1985 by the Department of Public Works.

#### STAFF RECOMMENDATION:

The Director of Planning recommends approval of the variance and plat.



# PAPE-DAWSON ENGINEERS

CIVIL & ENVIRONMENTAL

9310 BROADWAY, SAN ANTONIO, TEXAS 78217  
512/824-9494

## LETTER OF TRANSMITTAL

Date	9/24/85	Job No.	2132
Attention	EDDIE GUZMAN		
Re:	CROWBRIDGE		

TO PLANNING DEPT.

\_\_\_\_\_

\_\_\_\_\_

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
2			1" = 200' POADP
2			1" = 400' POADP

*Called Larry Polky and requested additional copies for distribution*

THESE ARE TRANSMITTED as checked below:

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> For approval           | <input type="checkbox"/> Approved as submitted           | <input type="checkbox"/> Resubmit _____ copies for approval   |
| <input type="checkbox"/> For your use           | <input type="checkbox"/> Approved as noted               | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested           | <input type="checkbox"/> Returned for corrections        | <input type="checkbox"/> Return _____ corrected prints        |
| <input type="checkbox"/> For review and comment | <input checked="" type="checkbox"/> FOR POADP REAPPROVAL |   |
| <input type="checkbox"/> FOR BIDS DUE _____     | 19 _____   | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US     |

REMARKS

Eddie,

One of the 1" = 400' scale plans indicates proposed mid configurations. Call me if you need any additional information.

RECEIVED

SEP 25 1985

COPY TO \_\_\_\_\_

SIGNED

DEPARTMENT OF PLANNING  
Division Section



9310 BROADWAY, SAN ANTONIO, TEXAS 78217  
512/824-9494

# LETTER OF TRANSMITTAL

Date	MAY 31, 84	Job No.	2132
Attention	EDDIE GUZMAN		
Re:	CROWN RIDGE		

TO PLANNING

\_\_\_\_\_

\_\_\_\_\_

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via \_\_\_\_\_ the following items

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
4			MASTER PLAN ROAD (REVISIONS)

THESE ARE TRANSMITTED as checked below:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> For approval                | <input type="checkbox"/> Approved as submitted            | <input type="checkbox"/> Resubmit _____ copies for approval   |
| <input checked="" type="checkbox"/> For your use     | <input type="checkbox"/> Approved as noted                | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested                | <input type="checkbox"/> Returned for corrections         | <input type="checkbox"/> Return _____ corrected prints        |
| <input type="checkbox"/> For review and comment      | <input type="checkbox"/> _____                            |   |
| <input type="checkbox"/> FOR BIDS DUE _____ 19 _____ | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US |   |

REMARKS

**RECEIVED**

JUN 1 1984

DEPARTMENT OF PLANNING  
Subdivision Section

~~and photo~~

Revised plan reflects additional area not initially reviewed. Also that design has been changed.

COPY TO

SIGNED

*John H. Ruchel*



9310 BROADWAY, SAN ANTONIO, TEXAS 78217  
512/824-9494

# LETTER OF TRANSMITTAL

Date	6/26/84	Job No.	2122-21
Attention	EDDIE GUZMAN		
Re:	WALDEN HEIGHTS 1 & 2 (CROWNRIDGE)		

TO PLANNING DEPT.

## GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
4			REVISED ROADP
			need to call special meeting in order to get concurrence from the committee. Its purpose is to allow consideration of Walden Heights Unit 1 & 2. (If no obj is imposed plat will be scheduled for action on June 27, 1984)

## THESE ARE TRANSMITTED as checked below:

☒ For approval ☐ Approved as submitted ☐ Resubmit \_\_\_\_\_ copies for approval

☐ For your use ☐ Approved as noted ☐ Submit \_\_\_\_\_ copies for distribution

☐ As requested ☐ Returned for corrections ☐ Return \_\_\_\_\_ corrected prints

☐ For review and comment ☐ \_\_\_\_\_

☐ FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

## REMARKS

Eddie,

I think I have covered all comments —

Let me know when the review committee is scheduled and I will be happy to be there to answer questions.

Thanks for your cooperation —

COPY TO \_\_\_\_\_

SIGNED

*John T. Ruchel*



- 1) get aerial
  - 2) ask engineer for two plans
    - (a) one for denton
    - (b) one for baker.
  - 3) determine which units are approved.
  - 4) invite Eng. to POMDP meeting.
- 

Proposed Taco Bell Platting by Reeves Eng Co.  
need to check zoning, limitations,

Do the Public hearing laws (senate bill 767) apply  
to public ROWs?



9310 BROADWAY, SAN ANTONIO, TEXAS 78217  
512/824-9494

# LETTER OF TRANSMITTAL

Date	11/18/83	Job No.	2132-00
Attention	EDDIE GILMAN		
Re:	CROWBRIDGE 500 AC.		

TO Planning

\_\_\_\_\_

\_\_\_\_\_

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:

☐ Shop drawings ☒ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
4			REVISED MASTER PLAN

**RECEIVED**  
NOV 18 1983  
DEPARTMENT OF PLANNING  
Subdivision Section

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit \_\_\_\_\_ copies for approval

☐ For your use ☐ Approved as noted ☐ Submit \_\_\_\_\_ copies for distribution

☒ As requested ☐ Returned for corrections ☐ Return \_\_\_\_\_ corrected prints

☐ For review and comment ☐ \_\_\_\_\_

☐ FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

Eddie,

I would like to attend the review meeting for this plan on Tuesday Nov. 22. Please let me know the time schedule.

Let me know if there are any other required changes.

Copies for review were sent to Dan & Al 11-18-83

Thanks,

COPY TO \_\_\_\_\_

SIGNED John K. Ruchel

If enclosures are not as noted, kindly notify us at once.



INFORMATION SHEET FOR  
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN  
(P.O.A.D.P.)

FILE NO. 83-12-64-08  
(To be assigned by the Planning Dept.)

THE VILLAGES  
P.O.A.D.P. NAME  
THE LOST VILLAGE THE GLEN VILLAGES  
THE HIDDEN HILLS & THE TIMBER HILLS

BAKER & BAKER PROPERTIES  
NAME OF DEVELOPER/SUBDIVIDER

ADDRESS

PHONE NO.

PAPE - DAWSON ENGINEERS  
NAME OF CONSULTANT

9310 BROADWAY SA. TEX  
ADDRESS 78217

824-9492  
PHONE NO.

GENERAL LOCATION OF SITE WEST OF THE INTERSECTION OF I. H. 10

& CROWN RIDGE

EXISTING ZONING (If Applicable) O.C.C.

PROPOSED WATER SERVICE

- ( ☒ ) City Water Board  
( ) Other District \_\_\_\_\_  
Name \_\_\_\_\_  
( ) Water Wells

PROPOSED LAND USE

- ( ☒ ) Single Family  
( ) Duplex  
( ) Multi-Family  
( ☒ ) Business  
( ) Industrial

PROPOSED SEWER SERVICE

- ( ☒ ) City of San Antonio  
( ) Other System \_\_\_\_\_  
Name \_\_\_\_\_  
( ) Septic Tanks

DATE FILED Nov. 18, 1983

REVISIONS FILED \_\_\_\_\_

DUE DATE OF RESPONSE Dec 20, 1983  
(within 20 working days of receipt)

DATE OF RESPONSE \_\_\_\_\_  
(within 15 working days of receipt)

June 1985

(Date of expiration of plan, if no plats are  
received within 18 months of the plan filing)

NEEDED INFORMATION:

INFORMATION REQUESTED. The FOADP as an overview of the developer's projected land use,  
shall include, at least the following information:

- ☒ (a) perimeter property lines;  
☒ (b) name of the plan and the subdivisions;  
☒ (c) scale;  
☒ (d) proposed land use(s) by location and type;  
☒ (e) existing and proposed circulation system of collector and arterial  
streets and their relationship to any adjacent major thoroughfares  
and any proposed alternative pedestrian circulation systems: (side-  
walks, lanes, paths, etc.)  
☒ (f) the proposed source and type of sewage disposal and water supply;  
☒ (g) contour lines at no greater than ten (10) foot intervals;  
☒ (h) projected sequence of phasing;  
☒ (i) existing and/or proposed zoning classification(s);  
☒ (j) known ownership and proposed development of adjacent undeveloped  
land; and  
☒ (k) existing adjacent streets or development which impact upon access  
decisions within the proposed FOADP.

Review by Committee 11-22-83

response prepared 11-22-83

Committee reviewed revised plan dated  
6-26-84 on 7-6-84. No major concern was  
raised. Generally discussed access to cul de  
sac in emergency situation. In this regard  
committee felt there was a need to evaluate this  
matter with Fire Dept. / street standards - however

sign  
stop sign. However  
will site cul de sac  
street grades, &  
in 7.1. requirements





# CITY OF SAN ANTONIO

SAN ANTONIO, TEXAS 78285

Date: December 22, 1983

Applicant: Pape-Dawson Engineers  
Mr. Gene Dawson  
 Address: 9310 Broadway  
San Antonio, Texas 78217

Re: The Villages ☐ Preliminary Plan  
☒ P.O.A.D.P.  
 File #: 83-12-64-08

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

- ☐ meets the P.O.A.D.P. requirements
- ☐ does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations:

- |                                    |                                    |                                    |
|------------------------------------|------------------------------------|------------------------------------|
| <input type="checkbox"/> 36-20D(a) | <input type="checkbox"/> 36-20D(e) | <input type="checkbox"/> 36-20D(i) |
| <input type="checkbox"/> 36-20D(b) | <input type="checkbox"/> 36-20D(f) | <input type="checkbox"/> 36-20D(j) |
| <input type="checkbox"/> 36-20D(c) | <input type="checkbox"/> 36-20D(g) | <input type="checkbox"/> 36-20D(k) |
| <input type="checkbox"/> 36-20D(d) | <input type="checkbox"/> 36-20D(h) | <input type="checkbox"/> _____     |

☐ is in general compliance with the Subdivision Regulations

☐ lacks compliance with the Subdivision Regulations regarding:

- |   |  |
|---|--|
| <input type="checkbox"/> Street layout                        | <input type="checkbox"/> Low density lots                |
| <input type="checkbox"/> Relation to adjoining street system  | fronting onto major thoroughfares                        |
| <input type="checkbox"/> Stub streets                         | <input type="checkbox"/> 24' alley(s)                    |
| <input type="checkbox"/> Street jogs or intersections         | <input checked="" type="checkbox"/> <u>Street grades</u> |
| <input type="checkbox"/> Dead-end streets                     | _____  |
| <input type="checkbox"/> Cul-de-sac streets in excess of 500' | _____  |

☐ See annotations/comments on attached copy of your plan.

☒ Comments: Please see attached comments pursuant to your meeting  
of December 14, 1983 and conversation on December 21, 1983  
with Fernando Cuellar.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

By Shirley L. Guss



## ATTACHMENT

This is to confirm our discussions on the POADP for The Villages of Crownridge. With one exception we concur with the proposed layout of the first four units which you indicated have already been engineered and for which plats are practically complete.

The one exception that we have discussed is the efforts you will undertake to "flatten-out" the sharp curve on the entry street into the Hidden Hills unit, south of Crown Meadow Drive. In addition, we concur with the removal of all street stub-outs with the exception of the stub-out leading northeast from The Lost Villages unit pursuant to the agreement that you have with the property owner to the northeast of your POADP. Regarding the street stub-out from the Glen Villages unit, east toward Crown Meadow Drive, you have considered moving it northward approximately 550 feet. We recommend that said stub-out not be provided at either location since it would create heavy demands on a local residential street through the Glen Villages -- a function which should rest with the 86' entry street off of Crown Meadow which leads into the "club" area. Relative to the Lost Villages unit, we recommend a street connection as generally reflected on the attached exhibit to lessen the travel distance between the northwestern area of this development and the 86' entry street. This recommendation should fit in with the proposed street realignment in the immediate vicinity which we understand you are in the process of costing out.

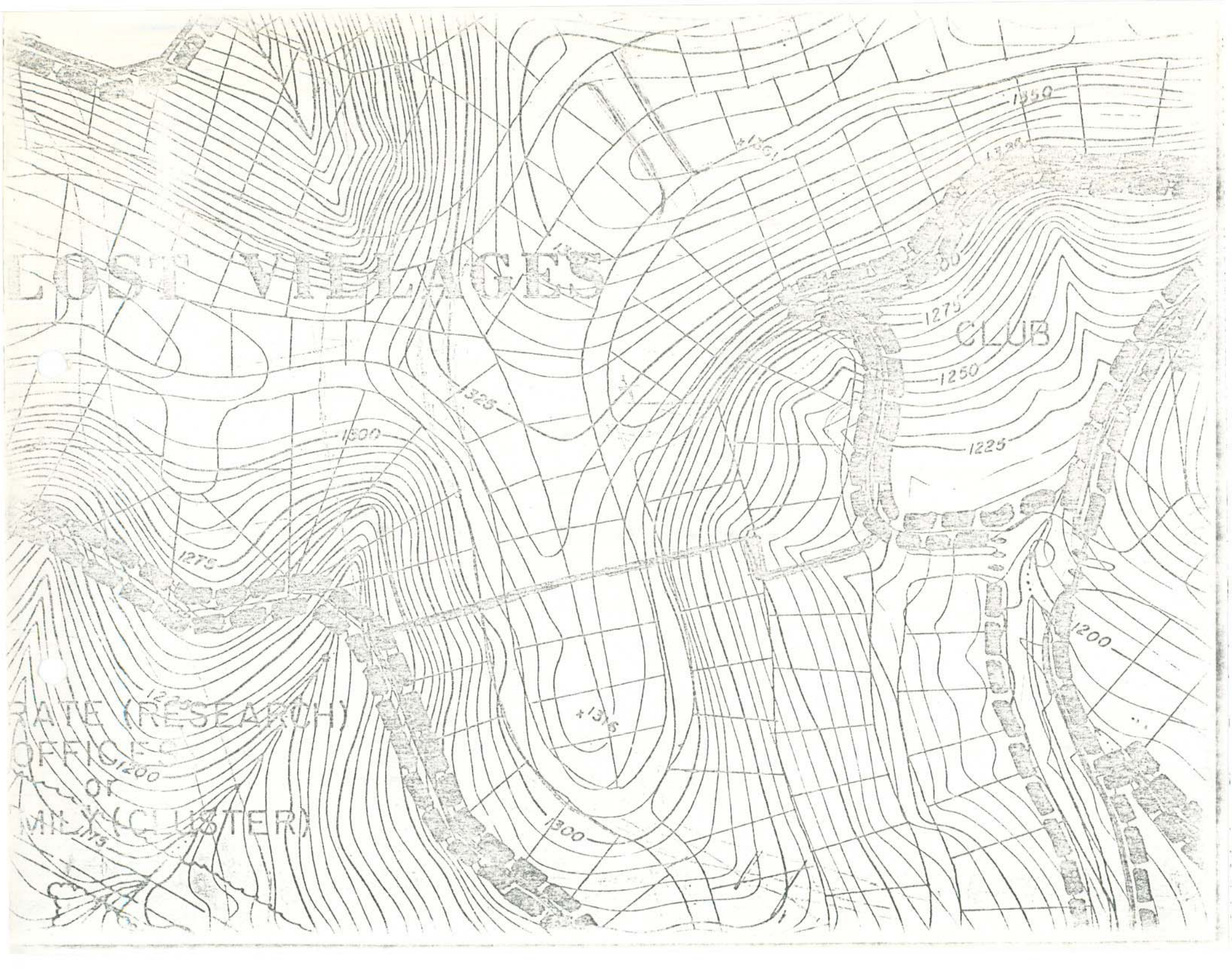
These comments and recommendations supplement the comments of December 5, 1983.



LOST VILLAGES

CLUB

RATE (RESEARCH)  
OFFICE  
OF  
MILY (CLUSTER)



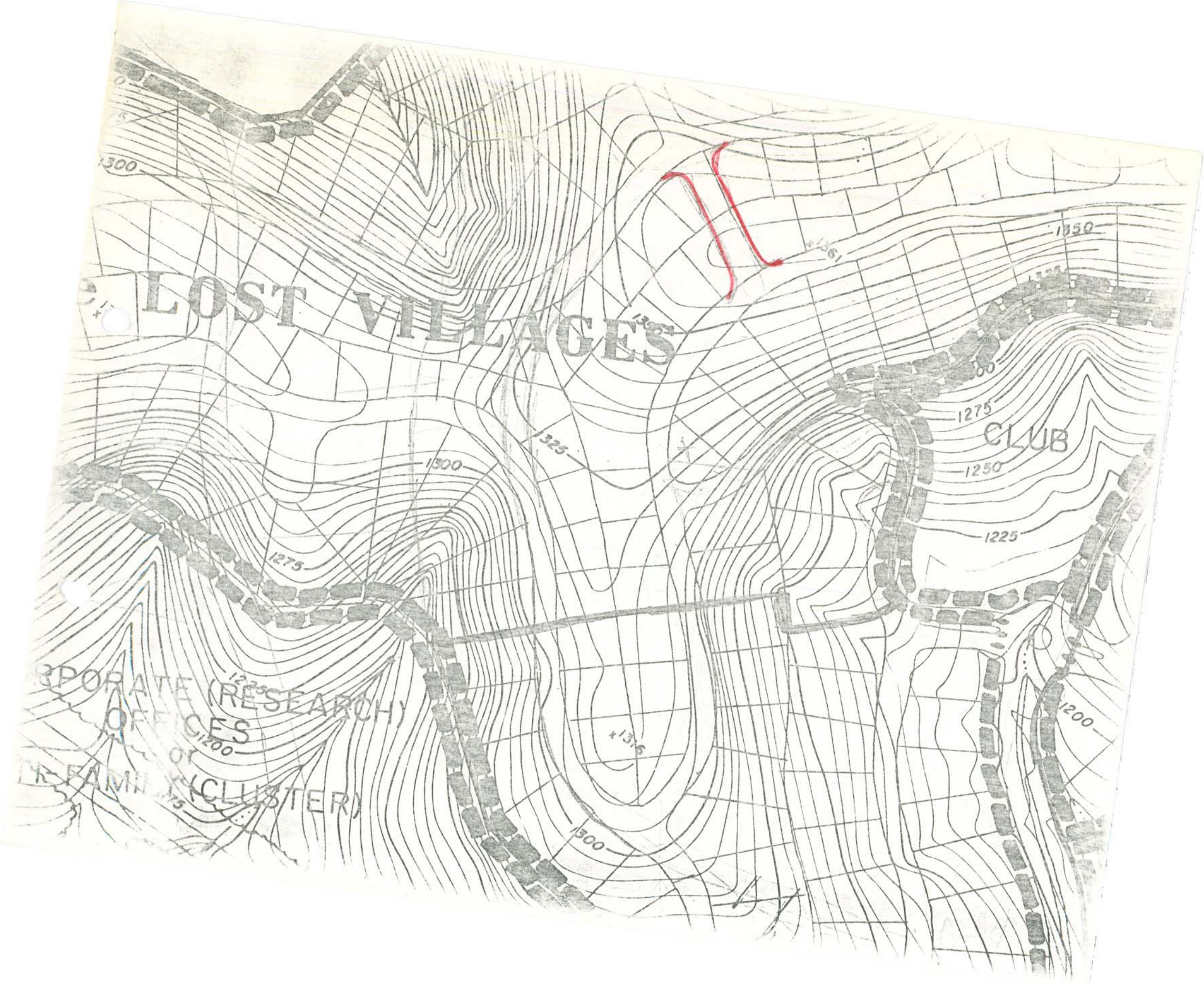


# LOST VILLAGES

CLUB

CORPORATE (RESEARCH)  
OFFICES

15 FAMILY (CLUSTER)







# CITY OF SAN ANTONIO

SAN ANTONIO, TEXAS 78205

Date: December 5, 1983

Applicant: Pape-Dawson Engineers  
Mr. John K. Rinehardt  
Address: 8310 Broadway  
San Antonio, Texas 78217

☐ Preliminary Plan

Re: The Villages ☒ P.O.A.D.P.

File #: 83-12-64-08

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

☒ meets the P.O.A.D.P. requirements

☐ does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations:

<input type="checkbox"/> 36-20D(a)	<input type="checkbox"/> 36-20D(e)	<input type="checkbox"/> 36-20D(i)
<input type="checkbox"/> 36-20D(b)	<input type="checkbox"/> 36-20D(f)	<input type="checkbox"/> 36-20D(j)
<input type="checkbox"/> 36-20D(c)	<input type="checkbox"/> 36-20D(g)	<input type="checkbox"/> 36-20D(k)
<input type="checkbox"/> 36-20D(d)	<input type="checkbox"/> 36-20D(h)	<input type="checkbox"/>

☐ is in general compliance with the Subdivision Regulations

☒ lacks compliance with the Subdivision Regulations regarding:

<input type="checkbox"/> Street layout	<input type="checkbox"/> Low density lots
<input type="checkbox"/> Relation to adjoining street system	fronting onto major thoroughfares
<input type="checkbox"/> Stub streets	<input type="checkbox"/> 24' alley(s)
<input type="checkbox"/> Street jogs or intersections	<input checked="" type="checkbox"/> Street grades
<input type="checkbox"/> Dead-end streets	
<input checked="" type="checkbox"/> Cul-de-sac streets in excess of 500'	

☐ See annotations/comments on attached copy of your plan.

Although in general compliance with the Code requirements,

☒ Comments: we have some concerns with the proposed street layout. Suggested alternatives: 1) Improve street layout; 2) Excise for stub out west from the Hidden Hills, remove all of the stubouts to prevent additional entry and contain traffic circulation within The Villages; 3) Take PUD approach for a more imaginative design layout (e.g. cluster housing, etc.).

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

By Demetrius



mes/Eddie  
Key

RECEIVED

1988 APR 12 AM 11:20

DEPT. OF PLANNING  
CURRENT PLANNING  
DIVISION

Mr. Mike O'Neal  
Planning Department  
City of San Antonio  
P. O. Box 9066  
San Antonio, Texas 78285

Re: POADP Applications Status  
Follow-up

Dear Mr. O'Neal:

Pursuant to a conversation I had with Roy Ramos Wednesday, April 6, 1988, and a conversation on, or about, March 23, 1988 by David Segovia with my secretary, Donna Doughtie, this letter is to confirm further information derived regarding the above referenced matter. David Segovia supplied us with Pape-Dawson Job Numbers on those maps which were still unidentified at the writing of our March 18, 1988 letter to you. We were able to identify the maps with our Job Numbers and obtain further status information. Listed below are the maps designated as POADP's having been applied for by Pape-Dawson and their status, to the best of our knowledge. They are broken into three categories; (a) those which are platted or partially platted, (b) those which are not platted, but are active, (c) those not platted by Pape-Dawson, whose status we do not know, but which could have been platted by another firm:

PLATTED OR PARTIALLY PLATTED

<u>MAP NUMBER</u>	<u>DESCRIPTION</u>
94	Embassy North
115	Sterling Oak
173	Metropolitan Business Park
110	Westover Hills
127	Interchange Park
129	Cinnamon Hills
162	Seltzer Subdivision
40	Castle Hills Forest
214	Woodway Park
217	Encino Park-NPC
233	Indian Springs Corp. Center Subdiv.
3	Country View
73	Grand Oaks
17	Woodlake Golf Villas, Unit-2
19	Woods of Shavano & University Oaks
27	Northgate
28	Woodridge, Unit-4
31	Timber Ridge
33	Camino Real
35	Richland Hills
42	Blanco Woods



Mr. Mike O'Neal  
 Planning Department  
 City of San Antonio  
 Re: POADP Applications Status  
 April 8, 1988  
 Page 2 of 3

PLATTED OR PARTIALLY PLATTED (continued)

<u>MAP NUMBER</u>	<u>DESCRIPTION</u>
51	Woodlake Duplex, Unit-1
52	Oakwell Farms
54	Oakridge
56	Bluebonnet Park
61	Falcon Ridge
64	Crownridge of Texas
68	Fawn Meadow
70	Olmos Creek Office Park
30- 79	Guilbeau Place
85	The Arbor
86	Hacienda Real
103	Santa Fe
108	Afton Oaks
174	Braun Oaks
182	Perrin Creek
55	Dominion
49	Braun Oaks - Tres Cinco Unit-2
194	Alamo Cement Company
20- 102	Woodlake Park-Wimpey
265	Woodlake Subdiv, U-8, 6
261	Woodlake Country Club Estates
271	S.A. Joint Participation

NOT PLATTED, BUT STILL ACTIVE

101	Woodlake Park
237	La Cantera
40- 189	Eastwood Industrial Park

UNKNOWN

7- 137	North San Pedro 16	Not Platted*
146	Starcrest Hills	Not Platted*
147	Woller Road Tract - 28 Acres	Not Platted*
169	The Park	Not Platted*
211	SRC Development	Not Platted*
78	Pembroke Place	Not Platted*
241	Pace-Picante	Not Platted**



Mr. Mike O'Neal  
Planning Department  
City of San Antonio  
Re: POADP Applications Status  
April 8, 1988  
Page 3 of 3


\* These may have been platted by another firm. We have no knowledge of their current status. Please contact developer before deleting.

\*\* Pace-Picante may have been platted by Vickrey and Associates.

We understand that you will retain all POADP's on which platting has occurred, and that you will also retain those known to be active. Further, on those that are "Unknown," we request that, prior to removing any POADP, you notify the Owner of the property, since in some cases, we may not be aware of the Owner's plans.

We trust this information completes the list of status information the Planning Department needed, and regret that it has taken so long and been so confusing to obtain. If you need further information or have questions, please contact me.

Sincerely,  
PAPE-DAWSON CONSULTING ENGINEERS, INC.

  
Dennis K. Hoyt, P.E.  
Vice President

DKH/dd

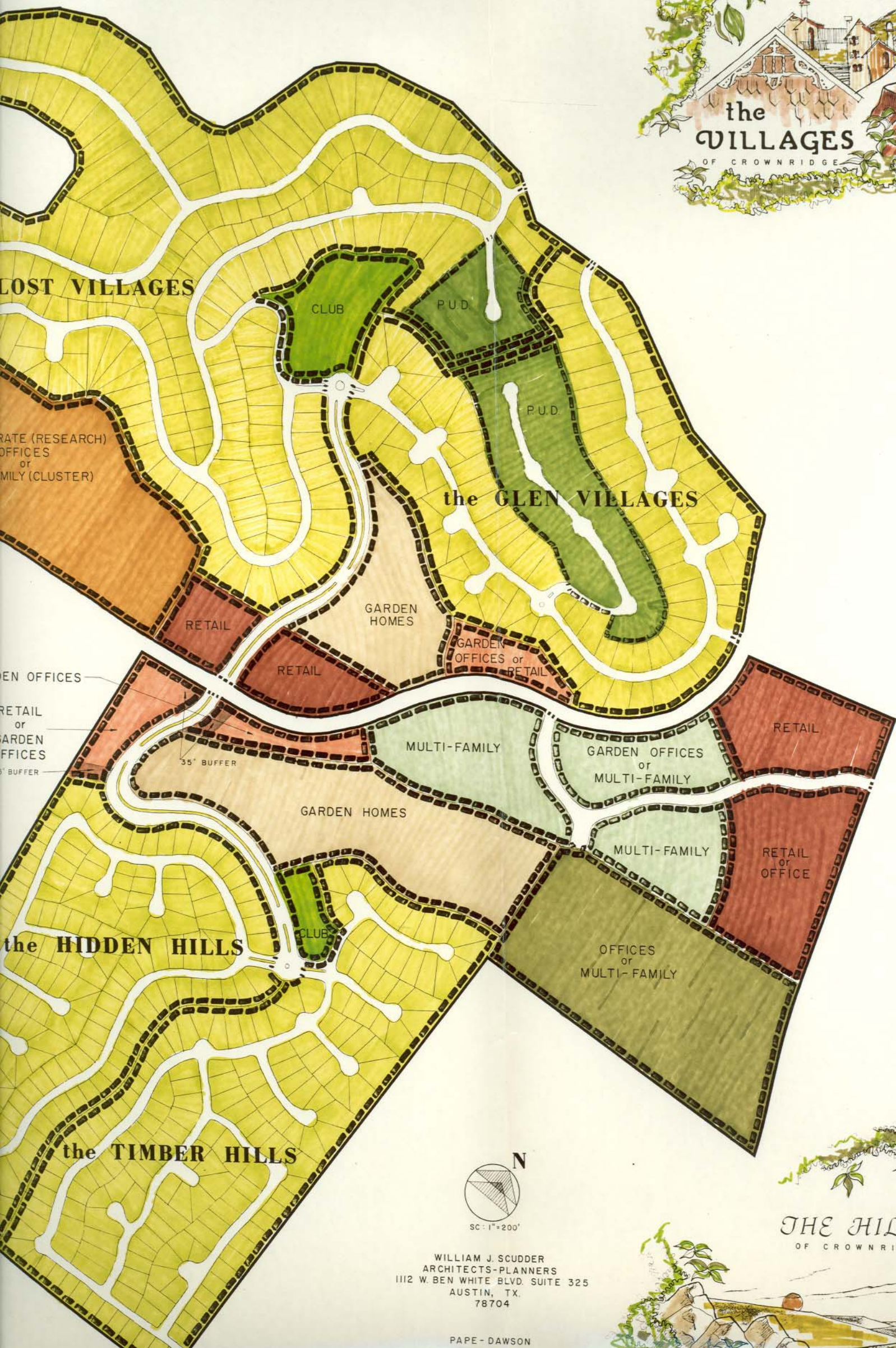
cc: Roy Ramos - City of San Antonio Planning Department  
Ed Guzman - City of San Antonio Planning Department

L32-23/3(040788)









WILLIAM J. SCUDDER  
ARCHITECTS-PLANNERS  
1112 W. BEN WHITE BLVD. SUITE 325  
AUSTIN, TX.  
78704

PAPE - DAWSON





